

IN THE MATTER OF  
THE APPLICATION OF  
JOT PROPERTIES, INC. (WILSON  
ELECTRIC) / CONTRACT LESSEE  
FOR A ZONING RECLASSIFICATION  
FROM R.O. TO B.L. ON PROPERTY  
LOCATED 200' EAST OF INTER-  
SECTION YORK ROAD AND  
TOWSONTOWN BOULEVARD  
(2 E. SUSQUEHANNA AVENUE)  
9TH ELECTION DISTRICT  
4TH COUNCILMANIC DISTRICT

\* BEFORE THE  
\* COUNTY BOARD  
\* OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\* CASE NO. CR-93-280-A  
\* OUT OF CYCLE /1993

#### OPINION

JOT Properties, Inc., filed a Petition for Reclassification from R.O. to B.L. for a parcel of ground bearing the address of 2 E. Susquehanna Avenue and for variances regarding the required number of parking spaces, the width of a two-way aisle between the parking spaces, and a setback from the street right-of-way line. The property consists of .336 acre presently zoned R.O. and was, in its most recent use, occupied by the Baltimore County Office of Tourism as the offices for that agency. The property is improved by a stone building consisting of three levels and approximately 2,000 square feet of space. JOT Properties, Inc., has common ownership of this site together with the site occupied by the retail business known as Wilson Electric, which faces on York Road. One gains access to the subject site from the south side of Susquehanna Avenue off of Towson Town Boulevard. Entrance to the adjoining JOT Properties, Inc. retail space must be across the subject site to the parking lot for the Wilson Electric Company.

The Board heard testimony from Oliver Travers, the Chairman of Wilson Electric and JOT Properties, Inc., and from George Gavrelis, whom the Board accepted as an expert in land planning, and is employed by Daft-McCune-Walker, Inc. which prepared the documented site plan for the zoning reclassification and variance petition.

Case No. CR-93-280-A JOT Properties, Inc.

2

The documented site plan was accepted as Petitioner's Exhibit 1. From the testimony and exhibits received by the Board, we find the following facts.

In the 1992 Comprehensive Zoning Maps, the County Council placed R.O. zoning on the subject site. At that time, the Office of Tourism utilized the facility as its offices which use was discontinued after the issues for the 1992 rezoning had closed. The potential for private use as a retail facility did not appear as an issue before the County Council and that fact, taken together with the uniqueness of this site and its relationship to the Wilson Electric property, formed the basis for Mr. Gavrelis' opinion that the County Council erred in placing R.O. zoning on the subject property. We find as a fact, due to the configuration of the access to the Wilson Electric business which constitutes the predominant use on these two sites considered as a whole, and that the predominant flow of traffic on to and from the site results from the retail business on the adjoining site, which is zoned B.M., that the subject site is not located in a predominantly residential area and that the subject building, at least in recent uses, did not consist of a single-family, duplex, or two-family detached house converted to an office building. The intent of the R.O. zone consists of retaining the residential appearance of an existing structure in a residential setting while allowing buildings to be converted into offices in those zones so as to remain compatible with neighborhood residential uses. We find as a fact that the County Council erred in placing R.O. zoning on the subject site. The B.L. zoning as proposed by the Petitioner will permit the property's use as a gift shop as Petitioner proposes to

Case No. CR-93-280-A JOT Properties, Inc.

3

be an adjunct to the existing retail business located on the adjoining and connecting site. We agree with Mr. Gavrelis' opinion that the B.L. zoning will serve as an appropriate transition from the B.M. zoning of the adjacent site to the more residential-type uses of the offices located to the south and east of the subject property. Accordingly, we find the requested reclassification is warranted since we find, after having considered the evidence, that all the requirements of Section 2-356(j) of the Baltimore County Code have been met. We particularly note that the proposed reclassification is consistent with the current Master Plan, particularly in light of its emphasis on retaining historic buildings in the Towson area.

Regarding the requested variances, an area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicants as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

*Anderson v. Bd. of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28 (1974).

We find that the Petitioner would face undue hardship and practical difficulty were it required to literally comply with providing on the subject site 11 parking spaces, a 22-foot, 2-way aisle, and a

Case No. CR-93-280-A JOT Properties, Inc.

4

10-foot setback from the street right-of-way line. The existing parking facilities on site have, according to the evidence before us, provided proper ingress and egress to the subject site and will provide adequate parking for the proposed use which Petitioner and its witness do not believe will independently generate additional traffic on site. Accordingly, we will grant the variances as requested.

#### ORDER

IT IS THEREFORE this 23rd day of April, 1993 by the County Board of Appeals of Baltimore County ORDERED that the requested Petition for Reclassification of the subject site from R.O. to B.L. pursuant to the documented site plan entered as Petitioner's Exhibit 1 be and is hereby GRANTED; and it is further ORDERED that the requested variances to permit 7 parking spaces in lieu of the required 11 parking spaces; to permit 5 existing spaces to have a two-way aisle of 16 feet in lieu of the required 22 feet; and to permit two existing spaces to have a zero foot setback from the street right-of-way line in lieu of the required 10 foot setback be and are hereby GRANTED.

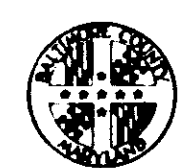
Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

C. William Clark, Acting Chairman

Harry E. Buchheister, Jr.

S. Diane Levero



#### County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

April 23, 1993

Robert A. Hoffman, Esquire  
VENABLE, BAETJER & HOWARD  
210 Allegheny Avenue  
P.O. Box 5517  
Towson, MD 21285-5517

RE: Case No. CR-93-280-A  
JOT Properties, Inc. (Wilson Electric)

Dear Mr. Hoffman:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

Kathleen C. Weidenhammer  
Administrative Assistant

encl.

cc: John B. Howard, Esquire  
Oliver S. Travers, President  
JOT Properties, Inc.  
Mr. James Earl Kraft  
People's Counsel for Baltimore County  
P. David Fields  
Lawrence E. Schmidt  
Timothy M. Kotroco  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Director of  
Zoning Administration



#### County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

May 24, 1993

Robert A. Hoffman, Esquire  
VENABLE, BAETJER & HOWARD  
210 Allegheny Avenue  
P.O. Box 5517  
Towson, MD 21285-5517

RE: Case No. CR-93-280-A  
JOT Properties, Inc. (Wilson Electric)  
Motion to Revise Order

Dear Mr. Hoffman:

Enclosed please find a copy of the Board's Revised Order issued this date in the subject matter.

Sincerely,

Kathleen C. Weidenhammer  
Administrative Assistant

encl.

cc: John B. Howard, Esquire  
Oliver S. Travers, President  
JOT Properties, Inc.  
Mr. James Earl Kraft  
People's Counsel for Baltimore County  
P. David Fields  
Lawrence E. Schmidt  
Timothy M. Kotroco  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Director of  
Zoning Administration

#### VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS  
210 ALLEGHENY AVENUE  
P.O. BOX 5517  
TOWSON, MARYLAND 21285-5517  
(410) 486-6200  
FAX (410) 851-0147

ROBERT A. HOFFMAN

May 17, 1993

William C. Clark, Acting Chairman  
County Board of Appeals of  
Baltimore County  
Old Court House  
400 Washington Avenue  
Towson, Maryland 21204

Re: JOT Properties, Inc. (Wilson Electric)  
2 E. Susquehanna Avenue  
Zoning Reclassification Request  
Case No. CR-93-280-A

Dear Mr. Clark:

Enclosed herewith please find the Motion to Revise Order and Amended Documented Site Plan which we are submitting for your consideration in the above-referenced case.

Should you have any questions, please do not hesitate to call me.

Sincerely,

Robert A. Hoffman

enclosures  
RAH/pr

cc: Peter Max Zimmerman, Esquire  
George E. Gavrelis  
Patrick A. Simon

RECEIVED  
COUNTY BOARD OF APPEALS  
MAY 18 PM 3:27

IN THE MATTER OF  
THE APPLICATION OF  
JOT PROPERTIES, INC. (WILSON  
ELECTRIC) / CONTRACT LESSEE  
FOR A ZONING RECLASSIFICATION  
FROM R.O. TO B.L. ON PROPERTY  
LOCATED 200' EAST OF INTER-  
SECTION YORK ROAD AND  
TOWSONTOWN BOULEVARD  
(2 E. SUSQUEHANNA AVENUE)  
9TH ELECTION DISTRICT  
4TH COUNCILMANIC DISTRICT

\* BEFORE THE  
\* COUNTY BOARD  
\* OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\* CASE NO. CR-93-280-A  
\* OUT OF CYCLE/1993

#### MOTION TO REVISE ORDER

JOT Properties, Inc., ("Petitioner"), by its undersigned attorney, hereby moves the Board of Appeals to revise the Order issued in the above-captioned case in accordance with proposed note 4(b) of the Amended Documented Site Plan attached hereto as Exhibit 1. The grounds for this motion are set forth below, as follows:

1. The Documented Site Plan has been amended at note 4(b) to read as follows:

- a. The proposed use will be limited to one or a combination of the following:
  - (1) A retail gift shop devoted broadly to gifts, accessory lighting, lamps, antiques, jewelry, brick-a-brack, curios, knick-knacks, etc; and/or,
  - (2) offices or accessory offices; and/or,
  - (3) miscellaneous electrical repairs of lamps and lighting fixtures, including the restoration of antique lamps and lighting fixtures and the sale of lighting hardware and electrical components.

2. Rule 10 of the Rules of Practice and Procedure of the County Board of Appeals specifically grants the Board with

revisory power and control over the Order within thirty (30) days after the entry of an Order.

3. The Board of Appeals granted the Petitioner's reclassification request and approved its Documented Site Plan in its Order dated April 23, 1993. The thirty (30) day appeal period will expire on May 24, 1993.

WHEREFORE, JOT PROPERTIES, INC. respectfully prays that the Board of Appeals grant its Motion to Revise Order.

ROBERT A. HOFFMAN  
Venable, Baetjer and Howard  
210 Allegheny Avenue  
P. O. Box 5517  
Towson, Maryland 21204  
(410) 494-6200

#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of May, 1993, a copy of the foregoing Motion to Revise Order was mailed to:

Peter Max Zimmerman, Esquire  
Deputy People's Counsel  
Old Courthouse  
400 Washington Avenue  
Towson, Maryland 21204

Robert A. Hoffman

MEMO0048.GPW

IN THE MATTER OF  
THE APPLICATION OF  
JOT PROPERTIES, INC. (WILSON  
ELECTRIC) (CONTRACT LESSEE  
FOR A ZONING RECLASSIFICATION  
FROM R.O. TO B.L. ON PROPERTY  
LOCATED 200' EAST OF INTER-  
SECTION YORK ROAD AND  
TOWSONTOWN BOULEVARD  
(2 E. SUSQUEHANNA AVENUE)  
9TH ELECTION DISTRICT  
4TH COUNCILMANIC DISTRICT

\* BEFORE THE  
\* COUNTY BOARD  
\* OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\* CASE NO. CR-93-280-A  
\* OUT OF CYCLE /1993

#### REVISED ORDER

JOT Properties, Inc., by its attorney, Robert A. Hoffman, Esquire, has filed a Motion to Revise Order requesting that this Board revise its Order issued April 23, 1993 in the above-captioned matter in accordance with proposed note 4(b) of the Amended Documented Site Plan (Exhibit 1 of the Motion to Revise Order).

Upon review of the foregoing Motion to Revise Order, it is this 24th day of May, 1993, by the County Board of Appeals of Baltimore County ORDERED that the Motion to Revise Order is hereby GRANTED; and it is further

ORDERED that note 4(b) of the Documented Site Plan shall be amended to read as follows:

b. The Proposed use will be limited to one or a combination of the following:

- (1) A retail gift shop devoted broadly to gifts, accessory lighting, lamps, antiques, jewelry, brick-a-brack, curios, knick-knacks, etc.; and/or,
- (2) offices or accessory offices; and/or,
- (3) miscellaneous electrical repairs of lamps and lighting fixtures, including the restoration of antique lamps and lighting fixtures and the sale of lighting hardware and electrical components.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

#### COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Charles C. Clark  
S. Diane Levero

S. Diane Levero

CR-93-280-A



#### Petition for Reclassification to the Board of Appeals of Baltimore County for the property located at 2 E. Susquehanna Avenue, Towson, Maryland

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an HO zone to an BL zone, for the reasons given in the attached statement, and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Regulations of Baltimore County: Section 409.6.A.2 to permit seven parking spaces in lieu of the required eleven parking spaces.

Section 409.4.C to permit 5 existing spaces to have a two-way aisle of 16 feet in lieu of the required 22 feet; and

Section 409.8.A.4 to permit 2 existing spaces to have a 0 foot setback from the street right-of-way line in lieu of the required 10 foot setback.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

FOR FILING: DOES NOT MEET SET BACKS 25'-5' (6) 15'-4'-10'-5'

Legal Owner: JOT Properties, Inc.

By: Stanley J. Shapiro, Esquire  
Signature: Stanley J. Shapiro, Esquire

Address: 208 York Road  
Towson, Maryland 21204

City: Towson, Maryland 21204

State: Maryland

County: Baltimore County

City: Towson, Maryland 21204

State: Maryland

County: Baltimore County

City: Towson, Maryland 21204

State: Maryland

County: Baltimore County

Legal Owner: Baltimore County, Maryland

By: Stanley J. Shapiro, Esquire  
Signature: Stanley J. Shapiro, Esquire

Address: 400 Washington Avenue, Old Court House  
Towson, Maryland 21204

City: Towson, Maryland 21204

State: Maryland

County: Baltimore County

City: Towson, Maryland 21204

State: Maryland

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City: Towson, Maryland 21204

State: Maryland

County: Baltimore County





Baltimore County Government  
Planning Board



401 Bosley Avenue  
Towson, MD 21204

(410) 887-3211  
Fax (410) 887-5862

January 22, 1993

Hon. C.A. Dutch Ruppersberger, III  
Chairman, Baltimore County Council  
County Courthouse  
Towson, Maryland 21204

Re: Certification on Reclassification Petition (former Tourism Office property)

Dear Councilman Ruppersberger:

At its regular monthly meeting on January 21, 1993, the Baltimore County Planning Board voted, in accordance with Section 2-356(i) of the County Code, to certify to the County Council that early action upon the petition for zoning reclassification of the property on Towson Boulevard formerly occupied by the County's Office of Tourism is manifestly required.

Enclosed herewith is a copy of the report as approved by the Planning Board. The County planning staff will be pleased to assist the Council in the consideration of this matter.

Sincerely yours,

P. David Fields  
Secretary to the Planning Board

PDF/TD/mjm  
TOURISM/TXTMJM

Enclosure

cc: Members, Baltimore County Council  
Merreen E. Kelly, Administrative Officer  
Thomas Peddicord, Jr., Legislative Counsel/Secretary  
Arnold Jablon, Director, ZADM  
William T. Hackett, Chairman, Board of Appeals  
Phyllis Cole Friedman, Esquire, People's Counsel  
Robert A. Hoffman, Esquire

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Baltimore County Planning Board DATE: January 12, 1993  
FROM: P. David Fields, Director  
Office of Planning & Zoning  
SUBJECT: REQUEST FOR CERTIFICATION - FORMER BALTIMORE COUNTY  
OFFICE OF TOURISM PROPERTY

The attached letter from Robert Hoffman, Esquire, on behalf of Wilson Electric and a memo from the County Law Office, request certification by the Planning Board of out-of-cycle action on a zoning petition for reclassification of the subject property from R.O. to a B.L. zone.

Section 2-356(i) of the Baltimore County Code authorizes the Planning Board to certify to the County Council that expedited scheduling of a reclassification hearing by the Board of Appeals "is manifestly required in the public interest or because of emergency." Neither the certification by the Planning Board nor a concurrence by the County Council would constitute an opinion on the merits of the petition; the effect is simply to take the petition out of the normal cycle zoning schedule for an earlier hearing.

The subject request for certification has been reviewed by planning staff and without taking a position on the merits of the case, we recommend that the Board should certify that early action upon this zoning reclassification petition is required.

P. David Fields, Director

PDF:JL:lw  
DFOFFIC.TR/TXTLLE

Baltimore County Government  
Office of Law



400 Washington Avenue  
Towson, MD 21204

(410) 887-4420  
Fax (410) 236-0931

January 5, 1993

Baltimore County Planning Board  
c/o P. David Fields  
County Courts Building, Fourth Floor  
401 Bosley Avenue  
Towson, MD 21204

Re: Property/Southeast corner of Towson Towne  
Boulevard and York Road owned by Baltimore  
County. Request for Exemption from  
Cyclical Procedures

Dear Mr. Fields:

On behalf of Baltimore County, Maryland, I wish to adopt the reasons put forth by the attorney for Wilson Electric Company, proposed lessee of the subject property, in his letter dated December 30, 1992, and respectfully request that the Planning Board certify to the County Council under Code Section 2-356(i) that early action upon a zoning reclassification petition is manifestly required in the public interest and exempt this petition from the regular cyclical procedure.

Very truly yours,

H. Emalie Parks  
County Attorney

HEP:ss

cc: Robert A. Hoffman, Esquire

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JAN 8 1993

OFFICE OF  
PLANNING & ZONING

TXTSJS:LIR:1/5/93

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: W. Carl Richards  
Zoning Office  
DATE: February 2, 1993  
FROM: Kathleen C. Weidenhammer  
County Board of Appeals  
SUBJECT: Out-of-Cycle Exemption-  
Reclassification Petition /  
Wilson Electric Company  
Approval by Council Council and  
Date for Hearing before the Board

Carl:

Pursuant to Section 2-356(i), the Board has scheduled the subject out-of-cycle reclassification petition for hearing on Thursday, April 8, 1993 at 10:00 a.m. in Room 49, Old Courthouse.

This petition for reclassification was approved for hearing out of cycle by the County Council at its February 1, 1993 meeting (a copy of Resolution 5-93 is attached for your information and file).

I have copied Gwen on this memorandum so that the necessary advertising and posting can be accomplished by your office and notices sent to the appropriate parties reflecting the hearing date of April 8, 1993.

Should you have any questions, please call me at extension 3180.

cc: Gwen Stephens

NOTE: bcc to People's Counsel; also note to Gwen on her copy requesting case number.



County Council of Baltimore County

Court House, Towson, Maryland 21204

(410) 887-3196  
Fax (410) 887-5791

Bertha L. Manley  
First District

Melvin G. Mintz  
Second District

Charles A. Ruppersberger, III  
Third District

Douglas B. Riley  
Fourth District

Vince Gardina  
Fifth District

William A. Howard, IV  
Sixth District

Donald C. Mason  
Seventh District

Thomas J. Peddicord, Jr.  
Legislative Counsel/Secretary

February 2, 1993

Mr. William T. Hackett, Chairman  
Baltimore County Board of Appeals  
Court House  
Towson, Maryland 21204

Dear Mr. Hackett:

Attached please find a copy of Resolution 5-93 approving the Planning Board's certification that the zoning reclassification petition filed on behalf of Wilson Electric Company, lessee, for the property located adjacent to the southeast corner of Towson Boulevard and York Road, formerly used as the Baltimore County Office of Tourism, and situated in the Fourth Councilmanic District, which should be exempted from the regular cyclical procedure.

This Resolution was unanimously approved by the County Council at its February 1, 1993 meeting and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.  
Legislative Counsel/Secretary

TJP:dp  
R0593/DAP/TJP  
Enclosure

cc: Mr. P. David Fields, Director  
Office of Planning & Zoning

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

LEGISLATIVE SESSION 1993, LEGISLATIVE DAY NO. 3

RESOLUTION NO. 5-93

MR. DOUGLAS B. RILEY, COUNCILMAN

BY THE COUNTY COUNCIL, FEBRUARY 1, 1993

A RESOLUTION to approve the Planning Board's certification that the zoning reclassification petition filed on-behalf BY BALTIMORE COUNTY FOR THE BENEFIT of Wilson Electric Company, lessee, for the property located adjacent to the southeast corner of Towson Boulevard and York Road, formerly used as the Baltimore County Office of Tourism, and situated in the Fourth Councilmanic District, should be exempted from the regular cyclical procedure of Section 2-356 (c) through (h), inclusive, of the Baltimore County Code, 1988, as amended.

WHEREAS, the Planning Board, by Resolution dated January 21, 1993, has certified that early action on the Petition for Zoning Reclassification filed on-behalf BY BALTIMORE COUNTY FOR THE BENEFIT of Wilson Electric Company, requesting a reclassification of the above described property would be in the public interest; and  
WHEREAS, the County Council of Baltimore County, in accordance with the provisions of Section 2-356(i) may approve said certification and exempt the Petition for Zoning Reclassification from the regular cycle procedures of Section 2-356.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the certification by the Planning

Board that early action on the zoning reclassification petition filed on-behalf BY BALTIMORE COUNTY FOR THE BENEFIT of Wilson Electric Company be and the same is hereby approved; and  
BE IT FURTHER RESOLVED, that the Board of Appeals shall schedule a public hearing on said Petition in accordance with Section 2-356(i) of the Baltimore County Code.

R0593/RES93

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

March 2, 1993

TO: Baltimore County Zoning Plans Advisory Committee  
FROM: W. Carl Richards, Jr.  
Zoning Coordinator (887-3391)  
SUBJECT: Out-of-Cycle Documented Zoning Reclassification Petition  
Case Number CR-93-280-A  
Legal Owner: Baltimore County, Maryland  
Contract Lessee: JOE Properties, Inc.  
Address: 2 East Susquehanna Avenue  
Description: 200' E of intersection York Road and Towson Boulevard  
9th Election District; 4th Councilmanic District

THE ABOVE REFERENCED PETITION HAS BEEN EXEMPTED FROM THE REGULAR CYCLICAL BI-YEARLY ZONING RECLASSIFICATION PROCEDURE BY CERTIFICATION OF THE BALTIMORE COUNTY PLANNING BOARD ON JANUARY 21, 1993 AND BY RESOLUTION OF THE BALTIMORE COUNTY COUNCIL DATED FEBRUARY 1, 1993 (ATTACHED). PURSUANT TO SECTION 2-58.1(i) OF THE BALTIMORE COUNTY CODE, THE COUNTY BOARD OF APPEALS HAS SET A VERY EARLY HEARING DATE OF THURSDAY, APRIL 8, 1993 AT 10:00 A.M.. BECAUSE OF THE ACCELERATED PROCEDURE AND VERY EARLY HEARING DATE, YOU ARE REQUESTED TO EXPEDITE YOUR REVIEW AND FORWARD YOUR COMMENTS TO THIS OFFICE UNDER THE ABOVE REFERENCE PRIOR TO THE HEARING DATE. IF YOU SHOULD NEED ADDITIONAL MATERIALS TO COMPLETE YOUR COMMENTS, YOU SHOULD CONTACT THE ENGINEER, ATTORNEY OR MYSELF IMMEDIATELY.

WCR:scj



Case Number: CR-93-280-A  
Legal Owner: Baltimore County, Maryland  
Contract Lessee: JOT Properties, Inc.  
Location: 200' E of intersection York Road and  
Towsontown Boulevard (#2 East Susquehanna Avenue)  
Existing Zoning: R.O.  
Proposed Zoning: Reclassification to B.L. Variance to  
permit 7 parking spaces in lieu of the required  
11 parking spaces; to permit 5 existing spaces  
to have a two-way aisle of 16 feet in lieu of  
the required 22 feet; and to permit 2 existing  
spaces to have a zero foot setback from the  
street right-of-way line in lieu of the required  
10 foot setback.  
Area: .336 (+/-) acre  
District: 9th Election District  
4th Councilmanic District

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: William T. Hackett, Chairman DATE: March 30, 1993  
Baltimore County Board of Appeals  
FROM: Arnold F. "Pat" Keller, III  
Deputy Director  
Office of Planning & Zoning  
SUBJECT: CASE NO. 93-280-A / Baltimore County, Maryland /  
JOT Properties, Inc.

At its regular monthly meeting on January 21, 1993, the Baltimore  
County Planning Board, voted in accordance with Section 2-156 (4) of  
the County Code, to certify to the County Council that early action  
upon the Petition for zoning reclassification of Baltimore County,  
Maryland/JOT Properties, Inc. was manifestly required.

The County Council unanimously approved a Resolution approving  
the Planning Board's certification on February 1, 1993.

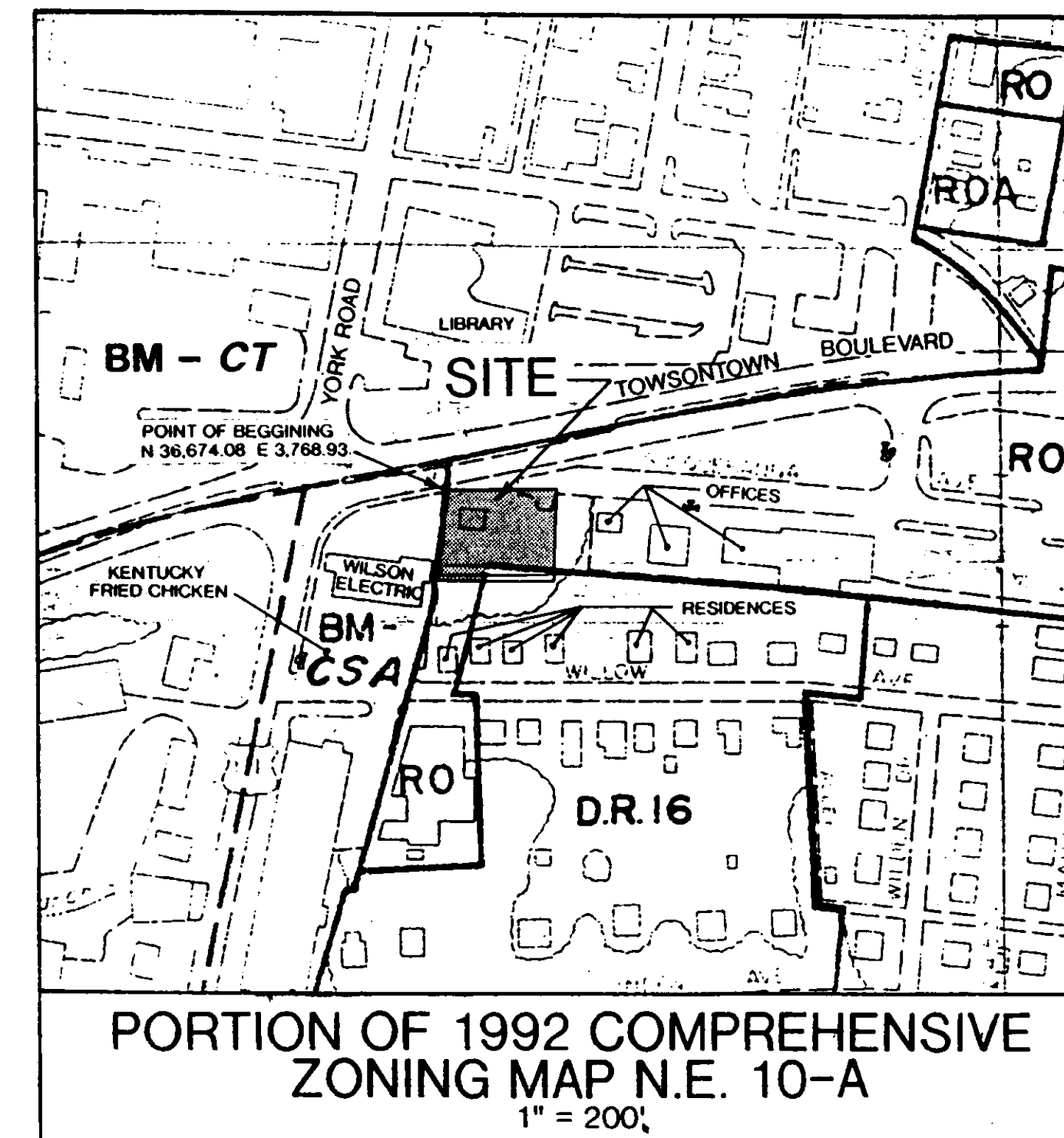
Enclosed herewith is a copy of the reports of the Office of  
Planning and Zoning.

*Arnold F. "Pat" Keller, III*  
Arnold F. "Pat" Keller, III

AFK/JL/lw  
PKBALT.JOT/CYCLE

Enclosure

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2 E. Susquehanna Ave.

CR-93-280-A

Location of Property Under Petition

CASE NO. CR-93-280A

CYCLE IV, ITEM 1

PETITIONER:

Baltimore County, Maryland/JOT Properties, Inc.

EXISTING ZONING:

R.O. (Residence-Office)

LOCATION:

Approximately 200 feet east of York Road on the south side of  
E. Towsontown Boulevard at 2 E. Susquehanna Avenue.

AREA OF SITE:

0.336 acre parcel

ZONING OF ADJACENT PROPERTY/USE:

North - BM-CT, Baltimore County Public Library and the Revenue  
Authority garage (Tolbert Facility)

South - R.O. and D.R. 16, Single-family detached dwellings

East - R.O., offices

West - BM-CSA, Wilson Electric

REQUESTED ACTION:

Reclassification to B.L. and variances 1) to permit seven  
parking spaces in lieu of the required 11 parking spaces; 2) to  
permit five existing spaces to have a two-way aisle of 16 feet  
in lieu of the required 22 feet; and 3) to permit two existing  
spaces to have a zero-foot setback from the street right-of-way  
line in lieu of the required 10-foot setback.

SITE DESCRIPTION:

This Baltimore County parcel is approximately .336 acre in size  
and is improved with a small fieldstone building which  
originally served as an electrical substation for the Baltimore  
Transit Company's trolley car system. The substation was  
acquired by the County in 1972. The building was rehabilitated  
in 1989 in order to house the County's Tourism Office, which  
subsequently closed in 1991.

WATER AND SEWERAGE:

The parcel is served by public water and sewer, and the area is  
designated as W-1, S-1 (existing service area) according to the  
Master Water and Sewer Plan.

TRAFFIC AND ROADS:

This site has access to E. Susquehanna Avenue.

ZONING HISTORY:

The zoning history of the property is as follows:

1955 - B.R.  
1971-1980 - B.R.-C.S.A.  
1984 to present - R.O.

This site was subject to two Reclassification Petitions in  
1941. In both cases the Baltimore Transit Company was granted a  
zoning change from a residential to a commercial use (zone),  
(see Case Nos. 193 and 217).

American Oil Company filed a site area variance to permit  
parking of light truck rentals. The Zoning Commissioner granted  
the request on October 29, 1970. (See Case No. 71-138A).

More recently, Baltimore County, Maryland filed a request for a  
parking variance on an adjacent site to permit 22 parking spaces  
in lieu of the required 64 spaces (location currently houses the  
Wilson Lighting Company retail business). The Zoning Commis-  
sioner granted the requested variance on November 19, 1990.

MASTER PLAN/COMMUNITY PLANS:

The Baltimore County Master Plan identifies the vicinity in  
which this site is located as an Urban Center. The property  
also lies within the boundaries of the Towson Community Plan.

Under the heading of Strategic Issues and Recommendations on  
page 103, the Master Plan offers the following regarding the  
role of Towson:

"Towson is and should continue to be the urban focal point of  
Baltimore County, not only for governmental and education  
functions, but also for a full range of housing choices,  
commercial services, and cultural and recreational facilities.  
Through concerted public and private actions, it should evolve  
into a lively, 24-hour urban center with a distinctive high  
quality visual appearance building upon Towson's unique  
character."

"The role of Towson as a commercial retail center has lessened,  
but there continues to be a significant presence from the  
judicial system and County government functions. In the past  
the area was never an important office center or place of work,  
although recently, this situation has changed. Towson is  
experiencing tremendous pressure to develop retail centers and  
office buildings. With appropriate direction and encouragement  
from government there could be a county seat that is not only a  
center for government, but an exciting activity center."

The Towson Community Plan stresses that mixed use development is  
encouraged and essential to the core. While not listed in the  
plan's Historic Building Inventory, the former Baltimore Transit  
Company substation significance is recognized by the Maryland  
Historic Trust, as it is Baltimore County's last above ground  
evidence of the defunct Baltimore Transit Company's trolley  
system. Since the building would experience only minor interior  
alteration without any change to the exterior structure of site  
layout, the reclassification and change of use would not  
negatively impact the historical significance of the property.

PROPOSED VS. EXISTING ZONING:

Regulations governing the B.L. zone may be found in Section 230  
of the B.C.Z.R.

The B.L. zone allows a wide range of uses such as retail,  
office, restaurant, bank, and service facilities. Density is  
regulated by a floor area ratio of 3.0. Building height is  
limited to 40 ft. or by height tent. Setbacks include front  
yards not less than 10 ft. or the average setback of the  
existing uses and proposed use. The side setback is the same as  
the adjacent residential zone and rear setbacks are 20 ft. when  
the use is adjacent to a residential zone.

Regulations governing the R.O. zone may be found in Section 203  
of the Baltimore County Zoning Regulations.

The R.O. zone was created to accommodate houses converted to  
office buildings (Class A) and small (Class B) office buildings  
in predominantly residential areas on sites adjacent to  
commercial activity, heavy traffic or other similar factors  
which can no longer be restricted solely to residential uses.  
Buildings and uses in R.O. should be compatible with nearby  
residential properties.

DOCUMENTED SITE PLAN:

The Petitioner has submitted a documented site plan which  
essentially reflects existing conditions with the exception of a  
small awning addition to the side of the existing structure, a

proposed relocation of a sign post, and planned erection of  
additional directional signs. The existing stone building's  
exterior will not be altered and according to a note on the  
documented site plan, no enlargement of the structure is  
necessary.

OFFICE OF PLANNING AND ZONING SUMMARY AND RECOMMENDATIONS:

The subject site, which formerly served as an electrical  
substation for the Baltimore Transit Company, requires a zoning  
change in order to permit a limited retail use of the property.  
Should the reclassification be granted, no physical changes to  
the building would be necessary. Staff does not believe that  
the proposed use would negatively impact the community or that  
it would be more intensive than the past operation of the County  
Tourism Office.

The County is committed to fostering the growth of small  
businesses within the Towson area. As the Wilson Lighting  
Company has long been a part of Towson's business community, its  
continued success is important to the County's economic base.  
In addition, since the County's use of the building ceased in  
1991 and no future plans for government utilization exist, the  
proposed limited retail operation would be a reasonable use of  
the property. Furthermore, due to the fact that the zoning  
change would be contingent upon a documented site plan, no  
physical changes to the site or the building could take place  
without prior review by County agencies and approval of the  
Board of Appeals.

Therefore, based upon a review of the subject property and the  
information provided, staff recommends that the requested zoning  
Reclassification Petition and Variances be granted.

JL:lw  
CYC293.280/CYCLE

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS  
FROM R.O. TO B.L. ZONE : OF BALTIMORE COUNTY  
200' E of Intersection York Rd. :  
and Towsontown Blvd. : ZONING CASE NO. CR-93-280-A  
(#2 E. Susquehanna Ave.) : (out of cycle)  
9th Election District :  
4th Councilmanic District :

BALTIMORE COUNTY, MARYLAND, :  
Owner :  
JOT PROPERTIES, INC., Contract :  
Lessee : : : : :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-  
captioned matter. Notices should be sent of any hearing dates or other  
proceedings in this matter and of the passage of any preliminary or  
final Order.

RECEIVED  
COUNTY BOARD OF APPEALS  
93 MAR -4 AM 11:20

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 417, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-2188

I HEREBY CERTIFY that on this 4th day of March, 1993, a copy of the  
foregoing Entry of Appearance was mailed to Stanley J. Schapiro, Deputy  
County Attorney, 2nd Floor, Courthouse, 400 Washington Ave., Towson, MD  
21204; and John B. Howard, Esquire, Venable, Baetjer & Howard, 210 Allegheny  
Ave., Towson, MD 21204.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman



Environmental Effects Statement  
Wilson Electric Documented Site Plan  
Project No. 92089

This is to certify that we have examined the site and the existing stone building at 2 East Susquehanna Avenue, formerly occupied by the Baltimore County Tourism Office.

1. The existing site and stone building are to be converted to a retail gift shop without building enlargement or site alteration as are depicted on the documented site plan.
2. Conversion of the building for limited retail use as described in the documented site plan is not expected to result in a substantial increase in sound, vibrations, dust, odors, gasses, light, and heat beyond those associated with its former use.
3. There are no adverse environmental effects that cannot be avoided.
4. There are no alternatives that will avoid the lack of impact resulting from conversion of the existing site and building without enlargement. Reuse of the site with a more intensive building would indeed create different environmental impacts. Leaving the building unused would have an adverse impact in the sense that it could result in the deterioration of a historically-significant building by benign neglect.
5. Conversion of the existing site and building to limited retail use will have no significant long term effects in relationship to the short term use of the environment versus the environment's long-term productivity.
6. It is not anticipated that conversion of the site and building without enlargement will require any irreversible or irretrievable commitment of resources or would result in curtailing beneficial use of the environment.

*George E. Savaris*  
George E. Savaris, AICP  
Vice President  
Daft-McCune-Walker, Inc.

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

DATE: January 4, 1994

FROM: Kathleen C. Weidenhamer  
County Board of Appeals

SUBJECT: Closed File: Case No. R-93-303  
Alma Monath, P.R., for the Estate of Edith Lyle Tipton  
& Dr. Alvin Schuster

As no appeals have been taken regarding the subject case, we are closing the file and returning same to you herewith.

Attachment

VENABLE, BAETJER AND HOWARD  
ATTORNEYS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS  
210 ALLEGHENY AVENUE  
P.O. BOX 5517  
TOWSON, MARYLAND 21204-5517  
(410) 821-5111  
FAX (410) 821-5147

ROBERT A. HOFFMAN  
December 30, 1992

HAND-DELIVERED

Baltimore County Planning Board  
c/o P. David Fields  
County Courts Building, Fourth Floor  
401 Bosley Avenue  
Towson, Maryland 21204

Re: Property Located Adjacent to the Southeast Corner  
of Towsontowne Boulevard and York Road  
Former Baltimore County Office of Tourism site  
Request for Exemption from Cyclical Procedures,  
Section 2-356(i), Baltimore County Code

Dear Mr. Fields:

This firm represents the Wilson Electric Company, the proposed lessee of property located in the heart of Towson at West Towsontowne Boulevard and York Road, formerly used as the Baltimore County Office of Tourism. The Wilson Electric Company intends to lease this small County owned property and establish a gift shop carrying merchandise consistent in quality to the products currently offered by Wilson Electric. The lease has been approved by the Office of Law and the County Executive's signature is expected shortly. There will be no construction on the County property and parking is to be provided on the abutting Wilson Electric parking lot. I think all would agree that this is a very exciting adaptive reuse of this Towson landmark building.

Unfortunately, however, the property is currently zoned RO which would not permit reuse of the building as a gift shop. Therefore, Baltimore County and Wilson Electric are seeking to rezone this small parcel to a commercial classification, BL, with a documented site plan in order to provide economic benefit to Baltimore County (i.e.,

VENABLE, BAETJER AND HOWARD  
ATTORNEYS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS  
210 ALLEGHENY AVENUE  
P.O. BOX 5517  
TOWSON, MARYLAND 21204-5517  
(410) 821-5111  
FAX (410) 821-5147

February 25, 1993

William T. Hackett, Chairman  
Baltimore County Board of Appeals  
Old Court House  
400 Washington Avenue  
Towson, Maryland 21204

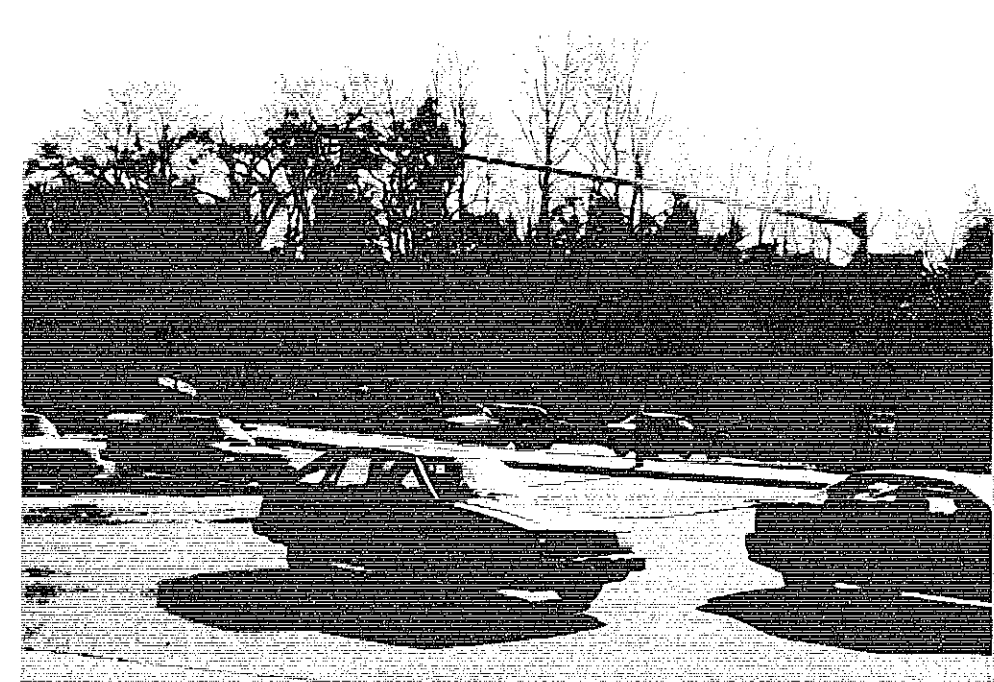
Re: - Wilson Electric Company  
- Petition for Out-of-Cycle Zoning Reclassification  
- Property Located Adjacent to the Southeast Corner  
of Towsontowne Boulevard and York Road

Dear Mr. Hackett:

This firm represents the Wilson Electric Company, the proposed lessee of property owned by Baltimore County and located in the heart of Towson at West Towsontowne Boulevard and York Road. The Wilson Electric Company is the lessee of this small property (formerly used as the Baltimore County Office of Tourism) and intends to establish a gift shop that would carry merchandise consistent in quality to the products currently offered by Wilson Electric at their adjacent retail facility. There will be no construction on the County property and parking is to be provided on the abutting Wilson Electric parking lot. Wilson Electric feels strongly that this is a very exciting adaptive reuse of this landmark Towson building.

Unfortunately, however, the property is currently zoned RO which would not permit reuse of the building as a gift shop. Therefore, Baltimore County and Wilson Electric are seeking to rezone this small parcel to the BL (Business, Local) commercial classification, in accordance with the documented site plan attached hereto, in order to

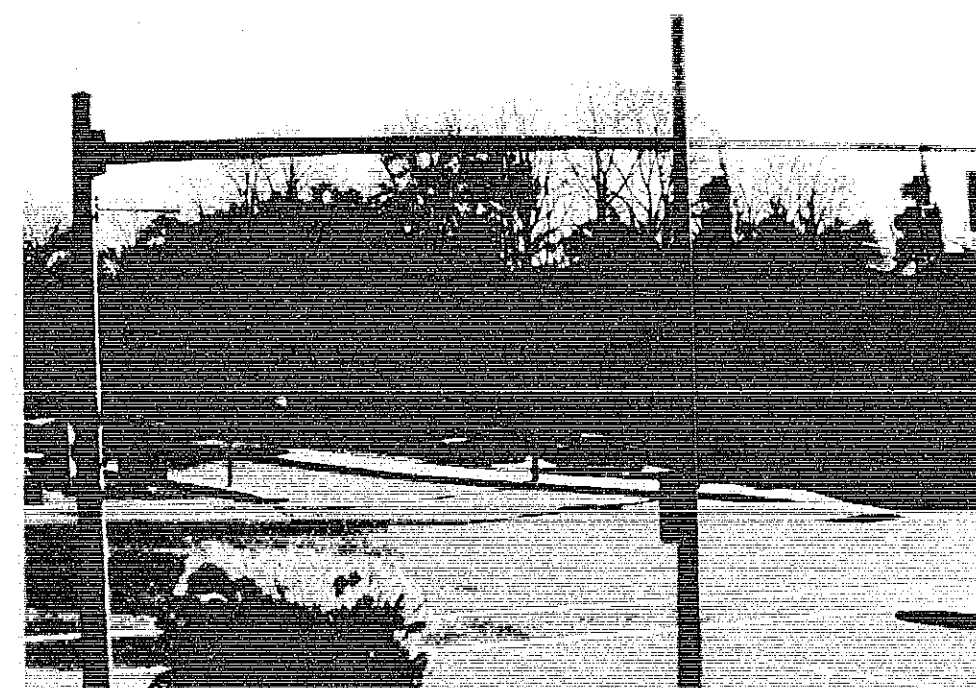
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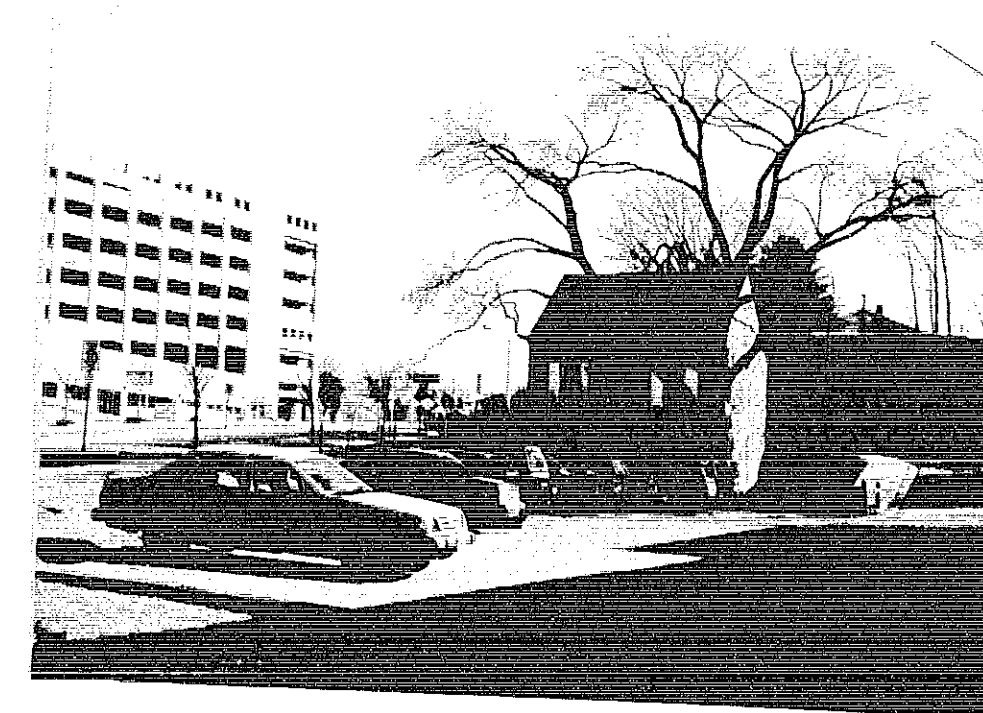
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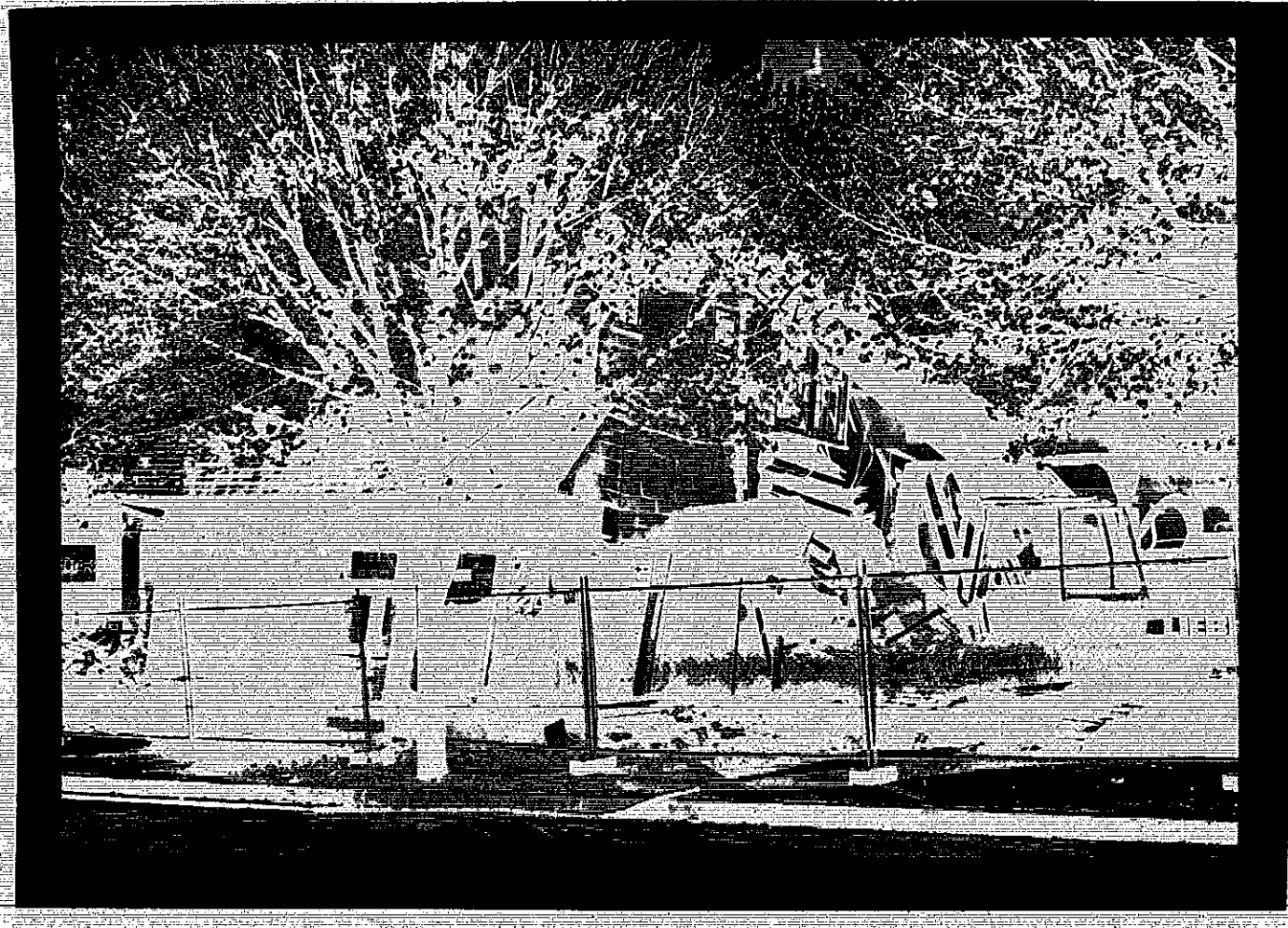
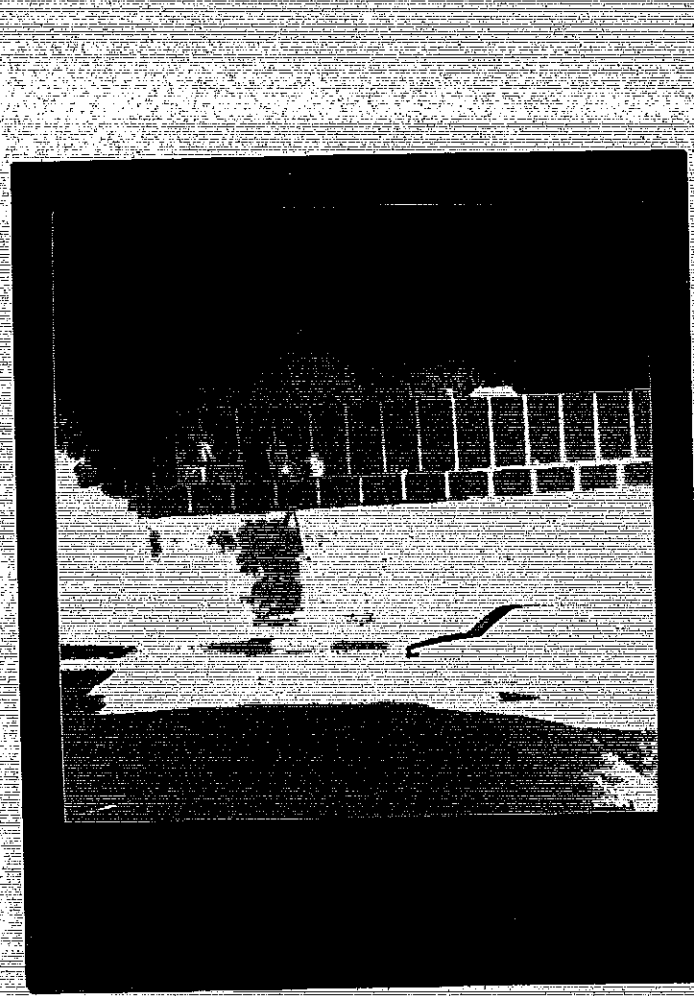
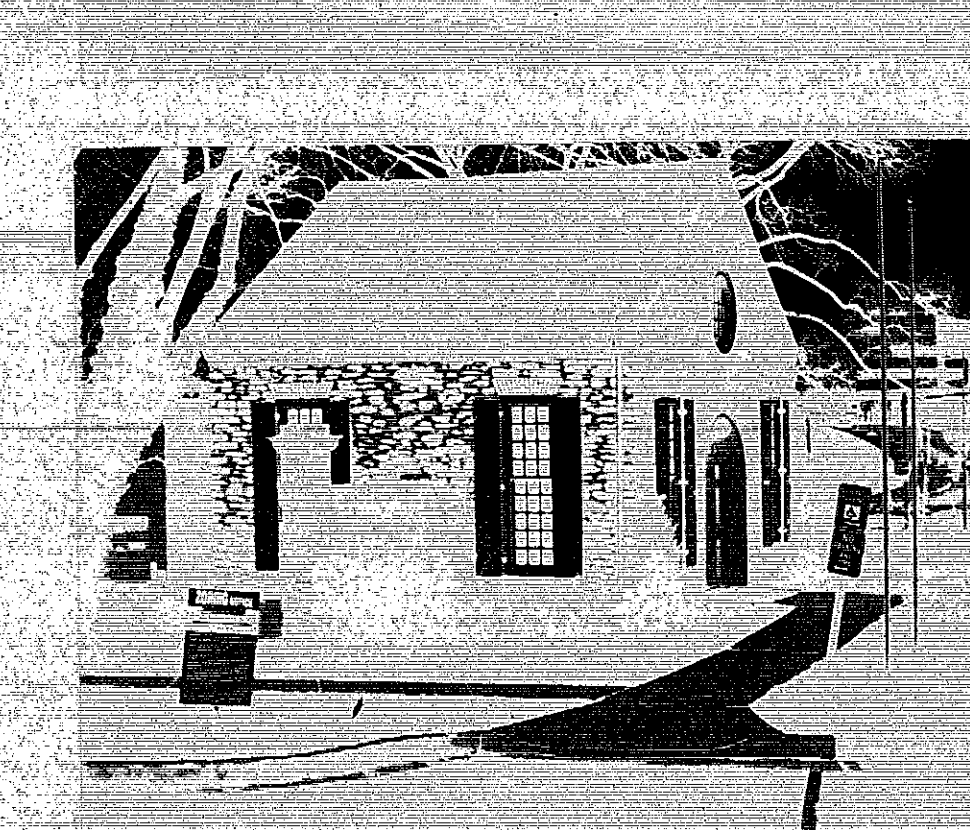
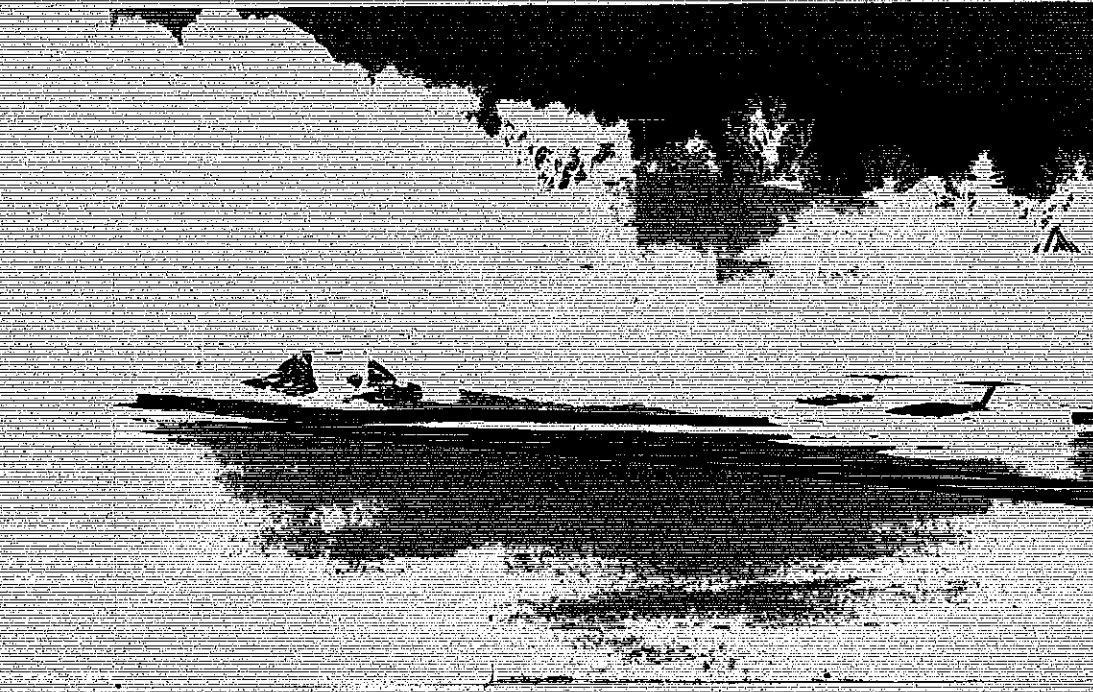
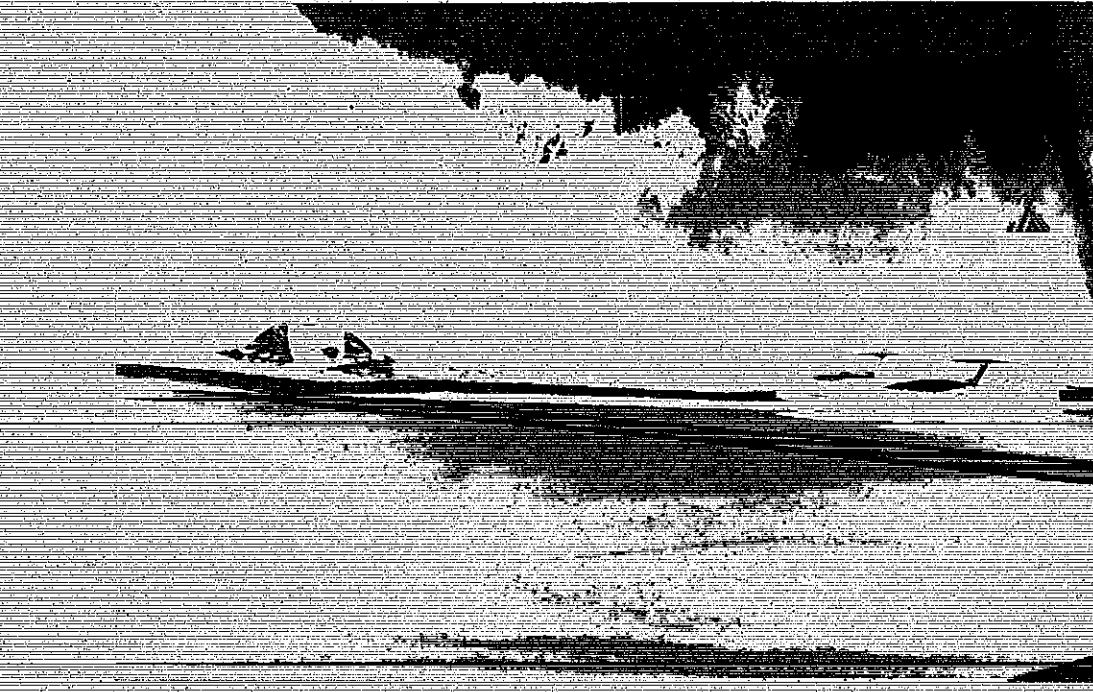
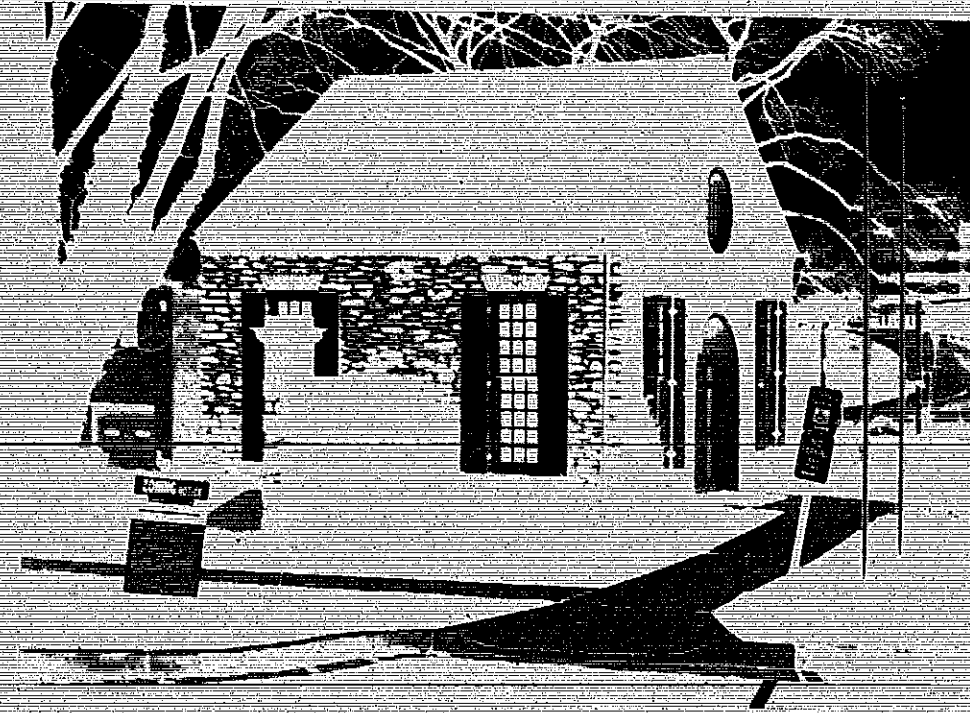
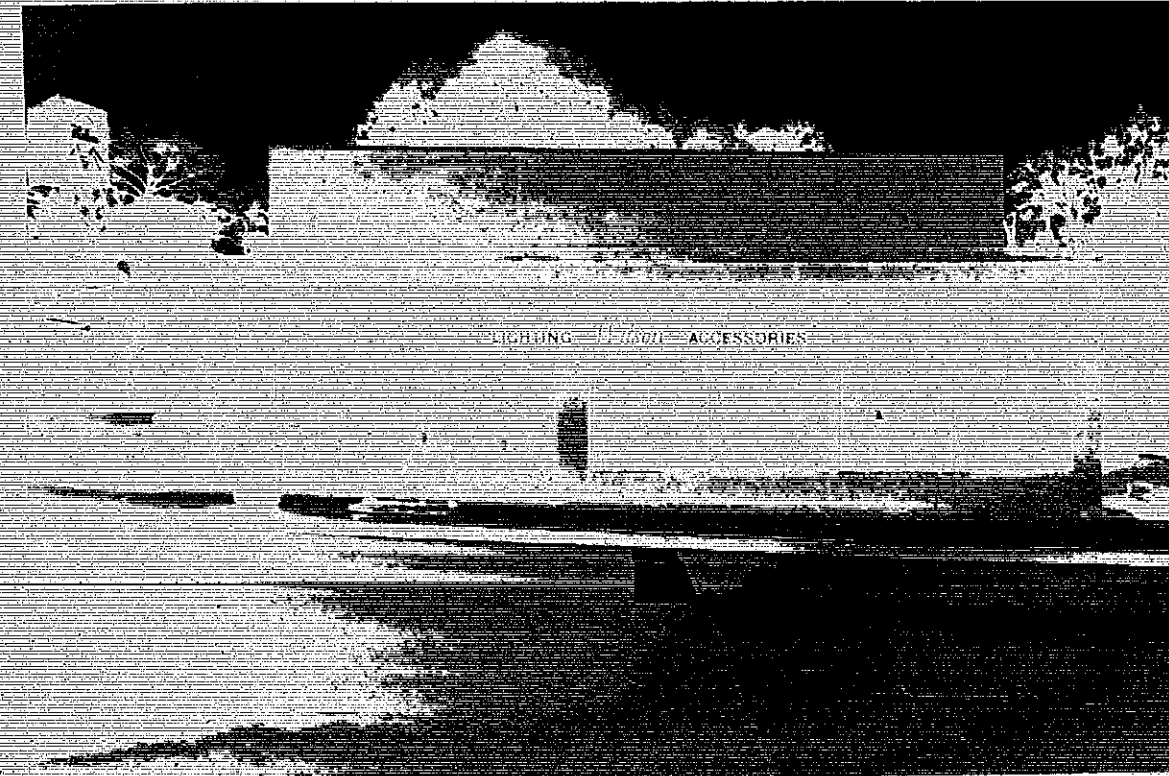
CR-93-280-A



CR-93-280-A







Pet. Ex. 4

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: William T. Hackett, Chairman      DATE: March 30, 1993  
Baltimore County Board of Appeals

FROM: Arnold F. "Pat" Keller, III  
Deputy Director  
Office of Planning & Zoning

SUBJECT: CASE NO. 93-280-A / Baltimore County, Maryland /  
JOT Properties, Inc.

At its regular monthly meeting on January 21, 1993, the Baltimore County Planning Board, voted in accordance with Section 2-356 (1) of the County Code, to certify to the County Council that early action upon the Petition for zoning reclassification of Baltimore County, Maryland/JOT Properties, Inc. was manifestly required.

The County Council unanimously approved a Resolution approving the Planning Board's certification on February 1, 1993.

Enclosed herewith is a copy of the reports of the Office of Planning and Zoning.

*Pat Keller*  
Arnold F. "Pat" Keller, III

AFK/JL/lw  
PKBALT/JOT/CYCLE

Enclosure

Pet. Ex. 5

Environmental Effects Statement  
Wilson Electric Documented Site Plan  
Project No. 92089

This is to certify that we have examined the site and the existing stone building at 2 East Susquehanna Avenue, formerly occupied by the Baltimore County Tourism Office.

1. The existing site and stone building are to be converted to a retail gift shop without building enlargement or site alteration as are depicted on the documented site plan.
2. Conversion of the building for limited retail use as described in the documented site plan is not expected to result in a substantial increase in sound, vibrations, dust, odors, gases, light, and heat beyond those associated with its former use.
3. There are no adverse environmental effects that cannot be avoided.
4. There are no alternatives that will avoid the lack of impact resulting from conversion of the existing site and building without enlargement. Reuse of the site with a more intensive building would indeed create different environmental impacts. Leaving the building unused would have an adverse impact in the sense that it could result in the deterioration of a historically-significant building by benign neglect.
5. Conversion of the existing site and building to limited retail use will have no significant long term effects in relationship to the short term use of the environment versus the environment's long-term productivity.
6. It is not anticipated that conversion of the site and building without enlargement will require any irreversible or irretrievable commitment of resources or would result in curtailing beneficial use of the environment.

*George E. Savzels*  
George E. Savzels, AICP  
Vice President  
Daft-McCune-Walker, Inc.

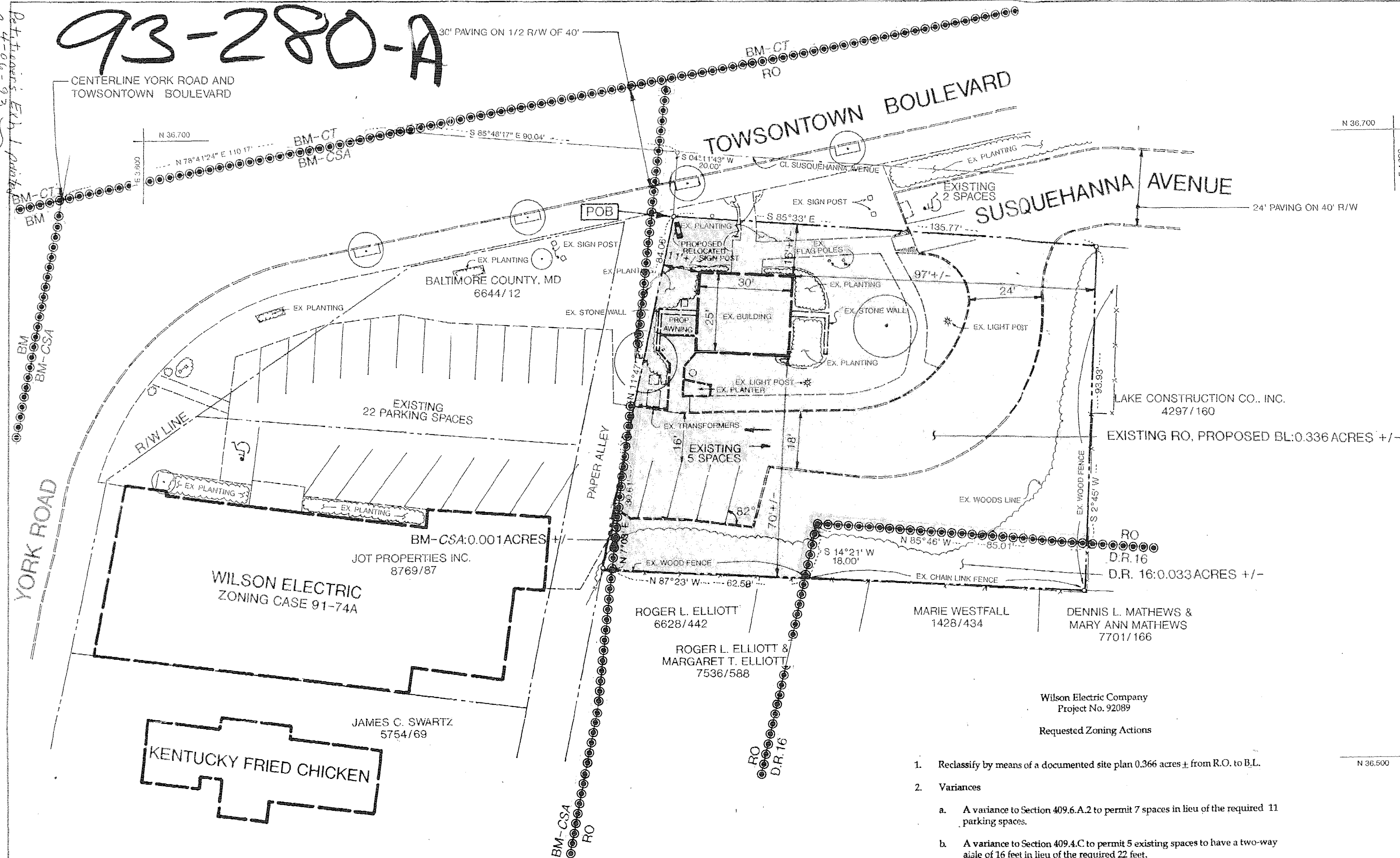




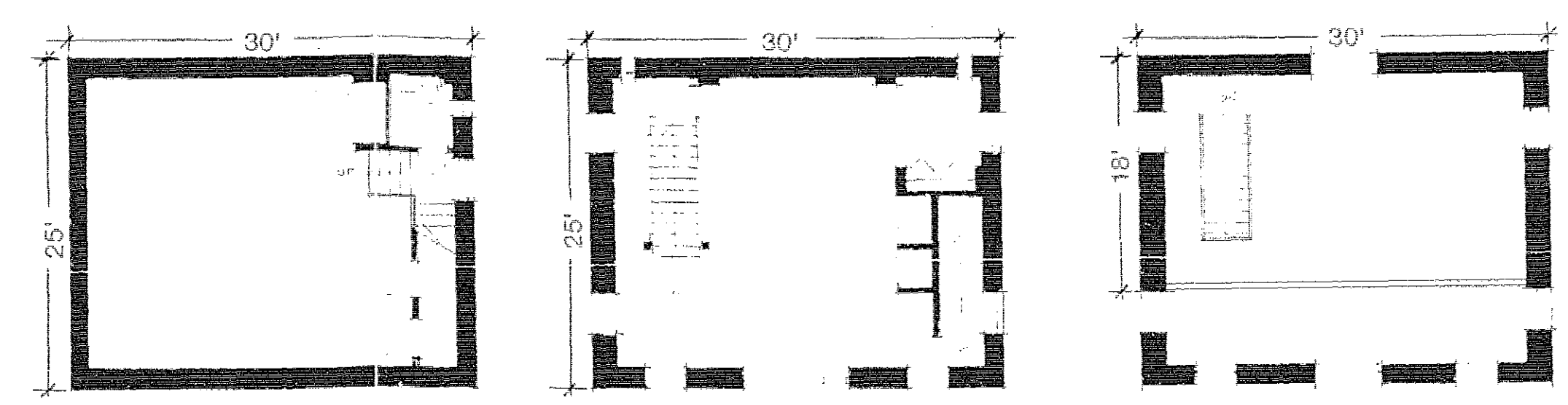


Particulars of this plan  
revised by order dated 1/13/93  
note #46 per Doc Site Plan  
as amended, printed 1/13/93.

93-280-A



- Requested Zoning Actions
1. Reclassify by means of a documented site plan 0.366 acres  $\pm$  from R.O. to B.L.
  2. Variances
    - a. A variance to Section 409.6.A.2 to permit 7 spaces in lieu of the required 11 parking spaces.
    - b. A variance to Section 409.4.C to permit 5 existing spaces to have a two-way aisle of 16 feet in lieu of the required 22 feet.
    - c. A variance to Section 409.8.A.4 to permit 2 existing spaces to have a 0 foot setback from the street right-of-way line in lieu of the required 10 foot setback.



General Notes

1. Election Districts & County Court District 4
2. Property Area:  
Net Area 0.366 acres  $\pm$   
Gross Area 0.266 acres  $\pm$
3. Zoning:

	Existing	Proposed	
RO	0.15 acres $\pm$	BL	0.354 acres $\pm$
DR-16	0.13 acres $\pm$	DR-16	0.033 acres $\pm$
BM-CSA	0.10 acres $\pm$	BM-CSA	0.001 acres $\pm$
4. Existing and Proposed Use:
  - a. The existing stone structure on the site was formerly occupied by the Baltimore County Election Office. It is now vacant. The structure will be leased and retained within a reclassification. A canopy will be added as shown on the west wall to provide shelter for the lower level pedestrian entrance.
  - b. The proposed use will be limited to a retail gift shop devoted to jewelry, gifts, accessory lighting, lamps, antiques, jewelry, book-a-brack, curios, knick-knacks, etc., and accessory office use or exclusively for office.
5. Building Areas:

	Existing	Proposed
1. Lower Level (25' x 30')	750 s.f.	
2. First Level (25' x 30')	750 s.f.	
3. Loft Level (18' x 30')	540 s.f.	
Total	2,040 s.f.	
6. Required Parking:  
Retail @ 5 spaces/1,000 s.f. 31 spaces
7. Parking Provided: 7 spaces

1. Existing paving is of a durable, dustless surface which is drained to not create any undesirable conditions.
2. On-site lighting is and will be arranged to reflect light away from adjoining premises and to not shine into the path of oncoming vehicles. Light standards shall be protected by curbing or landscaping and shall not exceed a height of 16 feet.
3. All parking spaces shall be permanently asphalted.
4. All spaces shall be a minimum of 8.5 by 18 feet. The handicapped space shall comply with standards specified in COMAR 05.01.07.
5. Floor Area Ratio:

	Existing	Proposed
1. Gross site area (BL p. 101)	14,638 s.f.	
2. Adjusted Gross Floor Area	2,040 s.f.	
3. Attained Floor Area Ratio	0.14	
4. Maximum Permitted Floor Area Ratio	3.0	
6. See accompanying plat for description of existing stone building. It will be retained without enlargement or alteration with the exception of an identification sign, a protective lower entrance canopy, and directional signs.

5. Maximum Hours of Operation:
  - a. Monday through Saturday 9:30 a.m. to 5:00 p.m.
  - b. Sundays 12:00 p.m. to 5:00 p.m.
6. Maximum Number of Employees (Retail Use)
  - a. There will be a maximum of one full time and three part-time employees.
7. Emissions - use of the site for limited retail use is not expected to result in a substantial increase in sound, odor, vibrations, dust, noise, glare, light and heat beyond that associated with its former use as a county election office.
8. The site and existing building are served by public water, sewerage, and storm drain facilities. There are no alterations proposed which would require a change in these services. Accordingly they are not shown on this documented site plan.
9. There are no existing ponds, streams, natural drainage courses and other bodies of water, natural formations, or proposed changes to any of these. Accordingly, topography is not shown on this documented site plan. See detailed topography as delineated on a portion of May N.E. 10-A.
10. Signage - signs for conversion of the existing stone building shall be limited to the following:
  - a. An illuminated business sign on the Susquehanna Avenue face of the building not exceeding 12 sq. feet in area.
  - b. An illuminated double-faced freestanding sign not exceeding 12 square feet per face on the relocated sign posts formerly supporting a similar sign for the tourism office.
  - c. An illuminated identification sign on the proposed lower level canopy not exceeding 6 square feet.
  - d. Name and address of the premises not exceeding 1 square foot.
  - e. Directional or informational signs not exceeding 15 or 25 square feet in area and involving no advertising aspect.
11. The existing stone building is listed as Maryland Trust Inventory BA 1747, estimated date of construction is 1342.
12. Streets and other improvements are as shown and are based on a field survey by Baltimore County dated November 17, 1989.
13. The site is landscaped as is shown. Existing plant materials shall be retained; annual plants shall be replaced each season.
14. Address of property is 2 East Susquehanna Avenue, Towson, MD 21206.
15. Owner: Baltimore County, Maryland  
Towson, MD 21204
16. Lessee: Wilson Electric  
T/A Wilson Lighting and Accessories  
208 York Road  
Towson, MD 21204
17. The use and location of all principal buildings within 200 feet is shown on position of 200 scale zoning map NE 10-A.
18. The locations of existing fire hydrants are shown on position of 200 scale zoning map NE 10-A.
19. The existing building shall comply with all applicable building and life safety codes.

PRINTED  
FEB 25 1993

DAFT-McCONE-WALKER, INC.

**DMW**  
Daft-McCone-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21206  
(410) 296-3333  
Fax 296-4705

A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

**WILSON ELECTRIC COMPANY**  
2 EAST SUSQUEHANNA AVENUE  
**DOCUMENTED SITE PLAN**  
**ZONING RECLASSIFICATION**  
**AND VARIANCE**

DATE	BY	
REVISIONS		
CR-93-280-A		
ISSUE DATES		
REVIEW:	2-24-93	BASE:
BID:		DRAWN:
PERMIT:		CHECKED BY:
CONSTRUCTION:		DATE CHECKED:
SCALE:	1" = 20'	DRAWING:
PROJECT NO.:	92089	1 OF 1

